

135.0

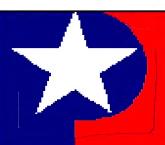
0003

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
872,700 / 872,700
872,700 / 872,700
872,700 / 872,700
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
112		SPRING ST, ARLINGTON

Legal Description							User Acct
							87060
							GIS Ref
							GIS Ref
							Insp Date
							09/30/17

OWNERSHIP

Unit #:

Owner 1: CARNEY JAMES J & CHERYL	
Owner 2:	
Owner 3:	

Street 1: 112 SPRING STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02476	
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:	
Twn/City:	

St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .23 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2205 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10016		Sq. Ft.	Site		0	80.	0.72	9									576,385						576,400	

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID 135.0-0003-0006.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date									
2022	101	FV	295,300	1000	10,016.	576,400	872,700		Year end	12/23/2021									
2021	101	FV	284,800	1000	10,016.	576,400	862,200		Year End Roll	12/10/2020									
2020	101	FV	284,900	1000	10,016.	576,400	862,300		862,300 Year End Roll	12/18/2019									
2019	101	FV	224,500	1000	10,016.	540,400	765,900		765,900 Year End Roll	1/3/2019									
2018	101	FV	224,500	1000	10,016.	446,700	672,200		672,200 Year End Roll	12/20/2017									
2017	101	FV	224,500	0	10,016.	410,700	635,200		635,200 Year End Roll	1/3/2017									
2016	101	FV	224,500	0	10,016.	374,600	599,100		599,100 Year End	1/4/2016									
2015	101	FV	210,200	0	10,016.	367,400	577,600		577,600 Year End Roll	12/11/2014									

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
	21402-309		9/1/1991			188,000	No	No	Y								

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/26/2006	926	Addition	10,000	C		G8	GR FY08	1 stry on existg d	9/30/2017	MEAS&NOTICE	HS	Hanne S
9/12/1995	540		16,500	C				SHED DORMER 12X42	2/5/2009	Measured	372	PATRIOT
									12/1/1999	Mailer Sent		
									11/2/1999	Measured	256	PATRIOT
									7/30/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape	1	2	Avg	Full Bath: 2	Rating: Average												
Sty Ht: 1T - 1 & 3/4 Sty				A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 1 - Concrete				A 3QBth: 1	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating:												
Prime Wall: 4 - Vinyl				A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average												
Color: BEIGE				A Kits: 1	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1952	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact:	.		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %					Exterior:	No Unit	RMS	BRS	FL			
Prim Int Wal 1 - Drywall				Functional:	%					Interior:	1	7	3	M			
Sec Int Wall: 1	%			Economic: L - Location	10. %					Additions:							
Partition: T - Typical				Special:	%					Kitchen:							
Prim Floors: 3 - Hardwood				Override:	%					Baths:							
Sec Floors: 1	%			Total: 26.74 %						Plumbing:							
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				TOTALS					
Subfloor:				Basic \$ / SQ: 110.00						Rate	Parcel ID	Typ	Date	Sale Price	1	7	3
Bsmnt Gar: 1				Size Adj: 1.12619042													
Electric: 3 - Typical				Const Adj: 0.98990101													
Insulation: 2 - Typical				Adj \$ / SQ: 122.630													
Int vs Ext: S				Other Features: 86774													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod: 1													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 403019							Juris. Factor:		Before Depr:	122.63			
% Com Wal	% Sprinkled			Depreciation: 107767							Special Features: 0		Val/Su Net:	77.61			
				Depreciated Total: 295252							Final Total: 295300		Val/Su SzAd	133.92			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 135.0-0003-0006.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101					
19	Patio	D	Y	1	18X20	A	AV	2000	3.29	T	15.2	101			1,000		1,000
More: N	Total Yard Items:	1,000	Total Special Features:		Total:	1,000											
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	1,314	122.630	161,136													
BMT	Basement	1,146	36.790	42,160													
TQS	3/4 Story	891	122.630	109,263													
WDK	Deck	454	8.120	3,686													
Net Sketched Area: 3,805				Total: 316,245													
Size Ad	2205	Gross Area	4102	FinArea	2205												
IMAGE																	
AssessPro Patriot Properties, Inc																	